



Affordable Housing Trust

550 Hanover Street

Hanover, MA 02339

Meeting Minutes

Wednesday, December 1, 2021 – 5:00 pm

Committee Attendees

Thomas Burke, Chairman

Kevin Dyer

Steven Louko

Stephen Carroll

Vanessa O'Connor

Ginny Gilmartin

Susan Setterland

Other Attendees

Chelsea Stevens, Finance Director/Town Accountant

Opening

Chair Thomas Burke opened the meeting at 5:02 pm and made note the meeting was being recorded.

Review of Meeting Minutes

The Trust voted to accept the November 3, 2021 meeting minutes as written.

Projects/Programs

Trust members discussed the two presentations of the Housing Production Plan scheduled for tomorrow at the Hanover Senior Center at 2 PM and at Hanover Town Hall at 7 PM.

The Chair stated he has spoken with Housing & Planning Consultant Karen Sunnarborg about being an ongoing resource for the Trust. Ms. Sunnarborg is happy to assist the Trust short term but feels the Trust would be better served by a dedicated Administrator with an expertise in administering programs such as loans and grants. The Chair believes the Trust is becoming more active and has the funds to engage a part-time Administrator. Trustee Vanessa O'Connor stated she has spoken with the Town Manager about a grant writer position that possibly could also be a program administrator. Ms. O'Connor also stated that Select Board member Ronda Nyman and Director of Community Services Tammy Murray are also interested in creating a position for an advocate for seniors. Ms. O'Connor suggested Ms. Nyman and Ms. Murray be invited to the Trust's next meeting in January, and the Trust agreed.

The Trust discussed the draft Affordable Septic Program put together by Trustees Ginny Gilmartin and Steven Louko. Mr. Louko stated the program will need more specific details on how it will be administered, and draft loan documents are needed. Trust member Stephen Carroll will review the draft program further and asked what funds are available for the program considering that Community Preservation Funds cannot be used. Finance Director/Town Accountant Chelsea Stevens stated roughing \$69,000 is available. Mr. Carroll also questioned the financial qualifications for the program, specifically applicants with low income but high net worth. The Trust would like to contact the Hanover Health Department to understand how to best administer the plan and how many applications could be expected. Ms. Gilmartin stated applicants may have high net worth but with low income are still unable to qualify for a loan or afford loan payments for septic repair. Mr. Louko stated the Hanover Health

Department expects a very small number of applications for septic repair assistants each year. The Trust questioned if some applicants could be given preference based on the location of the property in relation to Town wells, wetland, rivers and the aquifer protection zone. The Chair will ask Ms. Sunnarborg to review the draft program, and the Trust will continue discussing it at the next meeting.

Legion Housing Affordably Restriction Update

Trustee Stephen Carroll stated no progress has been made in securing a new affordability agreement for Legion Housing. The Town Manager agreed that forwarding a full market tax evaluation to the management company as well as the Legion Housing Board may be the best option at this point. The Trust discussed inviting the Legion Housing Board to the Trust's next meeting in January to discuss a new agreement. The Chair will contact the management company.

Next Meetings

Wednesday, January 5, 2022

Wednesday, February 2, 2022

Adjournment

The meeting ended and adjourned at 5:59 pm.